



CITY OF SYRACUSE, MAYOR BEN WALSH
300 South State Street, Suite 700 Syracuse, NY 13202

Department of Neighborhood and Business Development
 Jake Dishaw, Zoning Administrator
 Office of Zoning Administration – P: (315)448-8640 E: Zoning@syr.gov

<i>R-25-49</i>	<i>Staff Report – November 10th, 2025</i>
<i>Application Type:</i>	Resubdivision
<i>Project Address:</i>	610 Carbon St. (Tax ID: 007.-27-28.0) 612 Carbon St. (Tax ID: 007.-27-29.0) 614-16 Carbon St. (Tax ID: 007.-27-30.0)
<i>Summary of Proposed Action:</i>	The applicant intends to combine 3 parcels into 1 new lot to add fencing across property lines. Total square footage of New Lot 1: 14,382 SF. (0.33 Acres)
<i>Owner/Applicant</i>	Margaux Holley (Owner/Applicant)
<i>Existing Zone District:</i>	The three parcels involved in this resubdivision are located in the Low Density Residential (R2) Zone District.
<i>Surrounding Zone Districts:</i>	The neighboring properties to the north, south, east and west are in the Low Density Residential (R2) Zone District.
<i>Companion Application(s)</i>	N/A
<i>Scope of Work:</i>	The applicant proposes to combine 3 parcels into 1 new lot in order to fence the new parcel in a streamlined manner.
<i>Facts on Project & Staff Analysis:</i>	<ul style="list-style-type: none"> - The proposed resubdivided lot meets the lot size minimum Dimensional Standards of the R2 Zone District in accordance with SZO Sec. 2.3 (B), D - The parcel 614 Carbon St. contains a single dwelling unit home and a garage, which the total structural coverage surpasses the maximum allowable 30% in R2. With the combination of 2 additional parcels, the structural coverage will be lower than 30% of the new lot, thus conforming. - The applicant owns all 3 parcels involved in the resubdivision. - According to the Onondaga County Planning Agency's confirmation letter, the new 9-1-1 street address for "Lot 1" will be 614 Carbon St.
<i>Staff Recommendation:</i>	Staff recommend approving this project.
<i>Recommended Conditions if Approved:</i>	<ul style="list-style-type: none"> - Applicant shall successfully file the resubdivision map of R-25-49 in the Onondaga County Clerk's office within 62 days of resubdivision approval.
<i>Zoning Procedural History:</i>	<u>614-16 Carbon St.</u> R-82-05 Approved Resubdivision combining 3 lots into 2 lots. SD-83-08 Approved Screening Device Waiver for a 6' high chain link fence.
<i>Summary of Zoning History:</i>	A resubdivision was approved in 1982 to combine 3 lots into 2 lots, to add lot size to 614 Carbon St. to fit a new garage. A screening device waiver was approved in 1983 for a 6' high chain link fence along the western property line.
<i>Code Enforcement History:</i>	See attached code enforcement history.
<i>Zoning Violations:</i>	The proposed lot has no zoning violations.
<i>Summary of Changes:</i>	This is not a continued application.
<i>Property Characteristics:</i>	<u>Existing property characteristics</u> The subject property at 610 Carbon St. is a regularly shaped parcel with a lot size of 2,563 SF (.058 Acres). The property has a single street frontage with 40' of frontage along Carbon St. The eastern property line borders 608 Carbon St. with 66' . The northern property line borders 105 and 107 Pond Ln. with 40' The western property line borders 612 Carbon St. with 66' The property is improved with a chain link fence on the eastern property line. The subject property at 612 Carbon St. is an irregularly shaped parcel with a lot size of 3,362

	<p>SF (.077 Acres). The property has a single street frontage with 40’ of frontage along Carbon St. The eastern property line borders 610 Carbon St. with 66’ and spans to 107 Pond Ln. with 27’ The northern property line borders 107 Pond Ln. with 27’ The western property line borders 614-16 Carbon St. with 90’</p> <p>The subject property at 614-16 Carbon St. is regularly shaped parcel with a lot size of 8,457 SF (.19 Acres). The property has a single street frontage with 94’ of frontage along Carbon St. The eastern property line borders 612 Carbon St. with 90’ The northern property line borders 109, 111, 113 Pond Ln. with 94’ The western property line borders 620 Carbon St. with 90’</p> <p><u>Proposed property characteristics</u></p> <p>The proposed new lot at 614 Carbon St. will be an irregularly shaped parcel with a lot size of 14,382 SF (.33 Acres). The lot will have a single street frontage with 174’ of frontage along Carbon St. The eastern property line will border 608 Carbon St. with 66’ and 107 Pond Ln. with 27’ The northern property line will border 105, 107, 109, 111, and 113 Pond Ln. with 162’ The western property line will border 620 Carbon St. w/ 90’</p>
<i>SEQR Determination:</i>	Pursuant to the 6 NYCRR §617.2(al), the proposal is an Unlisted Action.
<i>Onondaga County Planning Board Referral:</i>	Pursuant to GML §239-l, m and n, the proposal does not meet the criteria to be reviewed by the Onondaga County Planning Board.

Application Submittals: The application submitted the following in support of the proposed project:

- Resubdivision application
- Short Environmental Assessment Form Part 1
- “Proposed Resubdivision of Lots 75, 76, 77, 78 & par of Lot 79, Block 102 of the Moosbrugger Tract. Known as No. 614-16 Carbon St., City of Syracuse, County of Onondaga, State of New York. Michael J. McCully Land Surveying, PLLC. Drawn by PFOB, Dated 9/05/25, Scale 1”= 30’.”

Attachments:

- Resubdivision Application
- Short Environmental Assessment Form Part 2&3
- Code Enforcement History
- IPS Comments from City Departments

Context Maps:

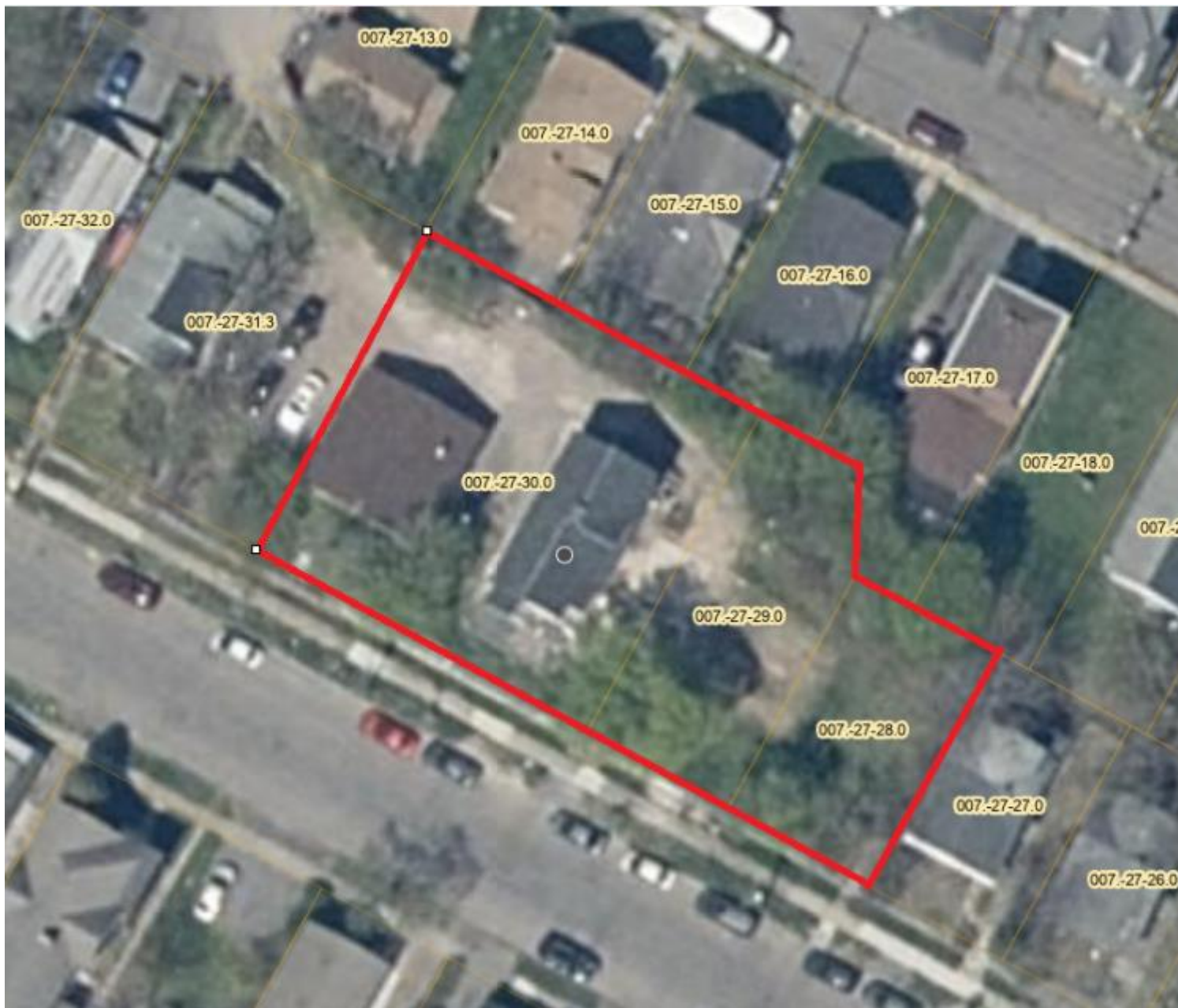
Figure 1: Zone District of Subject Property



Description: Figure 1 shows the current Zone District of the subject property.

Image Source: City of Syracuse Neighborhood and Business Development, ReZone Syracuse Zoning Map

Figure 2: Aerial Imagery of Subject Property



Description: Figure 2 shows satellite imagery of the subject property.

Image Source: Onondaga County GIS on the Web, <https://spatial.vhb.com/onondaga/>

Short Environmental Assessment Form

Part 1 - Project Information

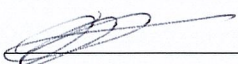
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		
Name of Action or Project: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">Resubdivision Carbon Street</div>		
Project Location (describe, and attach a location map): <div style="text-align: center; font-family: cursive; font-size: 1.2em;">670 Carbon St.</div>		
Brief Description of Proposed Action: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">Combination of 3 lots into one new lot for fencing</div>		
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<div style="text-align: right; margin-bottom: 5px;"><u>0.33</u> acres</div> <div style="text-align: right; margin-bottom: 5px;"><u>0</u> acres</div> <div style="text-align: right;"><u>0.33</u> acres</div>	
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap; padding: 5px;"> <div style="width: 33%;"><input type="checkbox"/> Urban</div> <div style="width: 33%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 33%;"><input type="checkbox"/> Industrial</div> <div style="width: 33%;"><input type="checkbox"/> Commercial</div> <div style="width: 33%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 33%;"><input type="checkbox"/> Forest</div> <div style="width: 33%;"><input type="checkbox"/> Agriculture</div> <div style="width: 33%;"><input type="checkbox"/> Aquatic</div> <div style="width: 33%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 33%;"><input type="checkbox"/> Parkland</div> </div>		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Margaux Holley</u> Date: <u>9/30/25</u> Signature: <u></u> Title: <u>Owner</u>		

Project: R-25-49

Date: 11/10/2025

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
 ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Syracuse Planning Commission

11/10/2025

Name of Lead Agency

Date

Steven Kulick

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**Resubdivision / Lot Alteration
MAP FILING PROCEDURES**

Within 62 days () of City Planning Commission approval, the **APPLICANT** must get the **Resubdivision / Lot Alteration Map SIGNED** by five endorser, **FILE** the map, together with the Syracuse-Onondaga County Planning Agency **LETTER OF COMPLIANCE**, with the **ONONDAGA COUNTY CLERK**, and then **REPORT** the **ONONDAGA COUNTY CLERK FILING DATE** and **NUMBER** to the Zoning Office, as follows.

OBTAIN PRINTED MAPS FROM THE SURVEYOR

- SIX (6) FULL-SIZE and TO-SCALE Resubdivision/Lot Alteration Approved PAPER MAPS.

OBTAIN REQUIRED MAP SIGNATURES (ENDORSEMENTS)

1. **City Planning Commission / Syracuse Zoning Office – 315-448-8640**
Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
Contact the Syracuse Zoning Office to make an appointment.
 - Bring the six PAPER MAPS to the appointment.
 - The Zoning Office reviews and signs the FILING MAP if everything is in order.
 - At the same appointment the Zoning Office returns the signed FILING MAP to the applicant together with an **LETTER OF COMPLIANCE** from the Syracuse-Onondaga County Planning Agency that **MUST BE FILED WITH THE ONONDAGA COUNTY CLERK**. Keep this letter in a safe place.
2. **Onondaga County Bureau of Public Health Engineering (sewer and water) – 315-435-6600**
Onondaga County Health Department, John H. Mulroy Civic Center, 12th Floor, Syracuse, NY 13202
Contact the Onondaga County Division of Health to make an appointment.
 - Bring the FILING MAP to the appointment.
 - Public Health reviews and signs the FILING MAP if everything is in order.
 - The signed FILING MAP will be returned to the applicant at the same appointment.

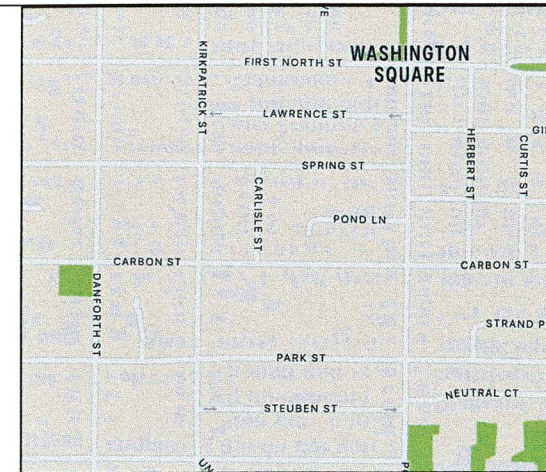
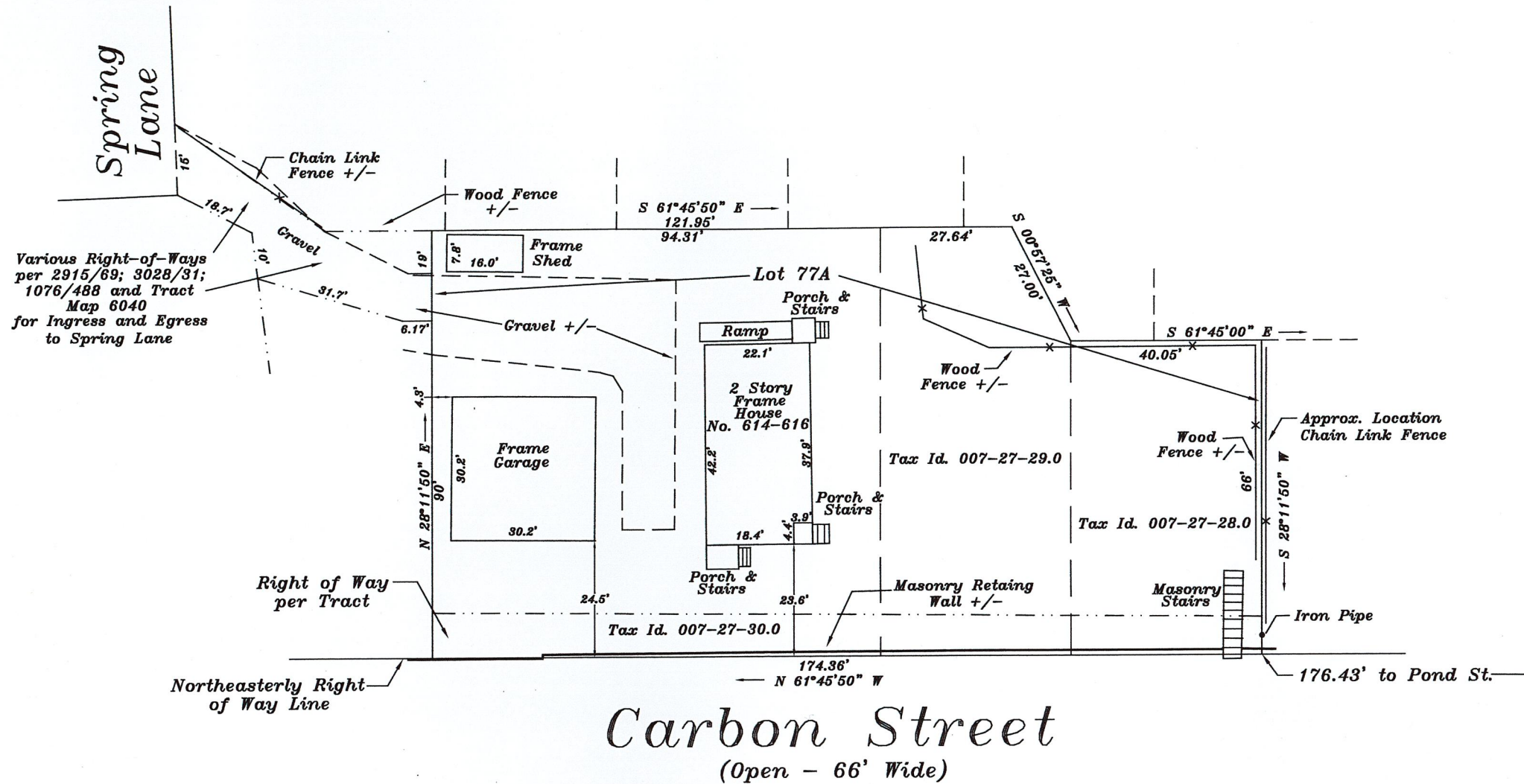
Syracuse City Hall

233 East Washington St, Syracuse, NY 13202

3. **Department of Assessment (ownership, boundaries, street access) – 315-448-8280 – Room 130**
 - No appointment necessary.
 - Leave the FILING MAP together with your CONTACT INFORMATION.
 - Assessment reviews and signs the FILING MAP if everything is in order.
 - Assessment forwards the signed FILING MAP to the Department of Finance.
4. **Department of Finance (unpaid taxes and fees) – 315-448-8424 – Room 128**
 - Finance receives the FILING MAP.
 - Finance reviews and then signs the FILING MAP if everything is in order.
 - Finance forwards the FILING MAP to Engineering.
5. **Department of Engineering (bearings, utilities, easements, etc.) – 315-448-8424 – Room 401**
 - Engineering receives the FILING MAP.
 - Engineering reviews and signs the FILING MAP if everything is in order.
 - **Engineering contacts applicant to make arrangements to pick up the signed FILING MAP.**

FILE RESUBDIVISION / LOT ALTERATION MAP

1. **Onondaga County Clerk (resubdivision filing) – 315-435-2226**
Onondaga County Court House, 401 Montgomery St, Room 200, Syracuse, NY 13202
 - The signed **FILING MAP** together with the **LETTER OF COMPLIANCE** provided by the Zoning Office must be FILED with the ONONDAGA COUNTY CLERK (\$10.00 fee).
 - The Clerk will provide a FILING DATE () and NUMBER ().
2. **City Planning Commission / Syracuse Zoning Office – 315-448-8640 / Zoning@syr.gov**
Syracuse Zoning Office, One Park Place, 300 S State St, Suite 700, Syracuse, NY 13202
 - Call or email the Syracuse Zoning Office and provide the ONONDAGA COUNTY CLERK FILING DATE and NUMBER.
 - The Zoning Office will forward one of the six PAPER MAPS, together with the FILING DATE and NUMBER, to each endorser for their records.



Site Vicinity Locator
(not to scale)

Notes/References:

- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot 77A Area = 14583 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Holley/Stumhofer

Approvals

Date of Fieldwork: 08-21-25
Tax Id#: 7-27-30, 29 & 28
Deed: 2023/33741
Abstract: Not Provided

Michael J. McCully Land Surveying PLLC 5875 Fieldstone Drive Cazenovia New York 13035 Phone : (315) 815-5034			*Proposed Only*	
I hereby certify that this map was made from an actual survey and same is correct.			Proposed Resubdivision on Lots 75, 76, 77, 78 & Part of Lot 79, Block 102 of the Moosbrugger Tract	
M.J. McCully NYSLLS 050696		Known as No. 614-616 Carbon Street City of Syracuse, County of Onondaga State of New York		
		Drawn by: PFOB	Scale: 1" = 30'	
		Date(s): 09-05-25		
<small>Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Certifications on this boundary survey map signify that the map was prepared with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map. The certifications herein are not transferable. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate. Copyright 2025, Michael J. McCully Land Surveying, PLLC, all rights reserved.</small>				



OFFICE OF ZONING ADMINISTRATION
Ben Walsh, Mayor

To: Margaux Holley
From: Amber Dillon, Zoning Planner
Date: 11/03/2025
Re: Resubdivision R-25-49
614-16 Carbon St, Syracuse, 13208

The Departments and/or Boards below have reviewed your application and provided the following comments/recommendations for your information and action as appropriate.

Please modify the proposal as necessary to address the comments/recommendations and submit any revisions to the Office of Zoning Administration. Upon receipt of modified plans and/or written justification the proposal may be approved administratively.

If you are unable to modify your plans, please submit written justification to the Office of Zoning Administration and request that the proposal be authorized for a public hearing to be considered by the City Planning Commission.

Please contact the Zoning Office at (315) 448-8640 or Zoning@syr.gov if you have any questions.

Approval	Status	Status Date	Reviewer	Comments
Zoning Planner	Pending	09/30/2025		
City Engineer - Zoning	Pending	09/30/2025		
Eng. Mapping - Zoning	Approved	10/10/2025	Ray Wills	-The bearings for the streets in question AGREE with the Official City Records for the area. The Office of the City Engineer only verifies ROW bearings, not interior angles, bearings abutting neighboring properties or private easements. City Plat# 532
Finance - Zoning	Internal Review Complete	10/02/2025	Veronica Voss	610 Carbon, 612 and 614-16 Carbon - all owe October CS & CO.
Eng Stormwater (SWPPP)- Zoning	Internal Review Complete	10/02/2025	Romeo Kpolo	Proposed site shall be graded appropriately to prevent stormwater runoff/sheet flow from rooftops/driveways and other similar impervious surfaces from impacting adjacent properties or the City R.O.W. A Stormwater Pollution Prevention Plan (SWPPP) is required for review if the total soil disturbance is greater than 10,000sf.
Eng Sewers- Zoning	Internal Review Complete	10/02/2025	Romeo Kpolo	No impact to sewers, any future development on lot is subject to Onondaga County's 1:1 sewer offset

administered by the City if applicable.				
Eng. Design & Cons. - Zoning	Conditionally Approved	10/02/2025	Romeo Kpolo	Any future construction/development on the combined lots will be subject to the City plan review, approval and permitting process as applicable. Due to grade differentials between the lots and ROW development will be challenging.
Planning Commission	Pending	09/30/2025		
Approval	Condition			

City of Syracuse
Parcel History
 01/01/1900 - 11/03/2025
 Tax Map #: 007.-27-30.0
 Owners: Laura Stumhofer, Margaux Holley
 Zoning: R2

Address	Date	Transaction	Transaction Type	Status	Description
614-16 Carbon St	10/12/82	Project	Resubdivision	Approved	R-82-05 COMBINE 3 LOTS INTO 2 LOTS
614-16 Carbon St	09/07/83	Project	Screening Device Waiver	Approved	SD-83-08 Erect a 6'high chain link fence with slats. aka 614-16 Carbon St
614-16 Carbon St	09/11/12	Completed Complaint	Bulk Household Items	Completed	2012-20545 chair/ottomon
614-16 Carbon St	05/29/14	Permit Application	Misc.(deck, fence,ramp)	Issued	15327 Ramp
614-16 Carbon St	05/29/14	Completed Permit	Misc.(deck, fence,ramp)	Certificate Issued	15327 Ramp Certificate of Completion #15327
614-16 Carbon St	05/30/14	Inspection	Inspector Notification	In Progress	
614-16 Carbon St	06/13/14	Inspection	Progress Inspection	No Work Started	
614-16 Carbon St	06/18/14	Inspection	Progress Inspection	In Progress	
614-16 Carbon St	06/24/14	Inspection	Final Inspection	Pass	
614-16 Carbon St	01/22/15	Completed Complaint	Sewer Back Up	Completed	2015-01774 b/u
614-16 Carbon St	07/08/15	Completed Complaint	Illegal Trash Set Out	Completed	2015-18802 illegal setout
614-16 Carbon St	11/01/16	Completed Complaint	Tire Pickup (4/yr)	Completed	2016-28148 4 tires (clearly advised against tv set out)
614-16 Carbon St	09/21/18	Permit Application	Res. Remodel/Chg Occ	Issued	35589 Roof repairs
614-16 Carbon St	09/24/18	Inspection	Inspector Notification	In Progress	
614-16 Carbon St	10/10/18	Inspection	Progress Inspection	In Progress	
614-16 Carbon St	10/24/18	Inspection	Progress Inspection	In Progress	
614-16 Carbon St	11/07/18	Inspection	Progress Inspection	In Progress	
614-16 Carbon St	12/05/18	Inspection	Final Inspection	Pass	
614-16 Carbon St	12/06/18	Completed Permit	Res. Remodel/Chg Occ	Certificate Issued	35589 Roof repairs Certificate of Completion #35589
614-16 Carbon St	10/19/21	Inspection	Complaint Inspection	Fail	
614-16 Carbon St	10/19/21	Violation	2020 Property Maintenance Code of NYS Part 105.2	Closed	
614-16 Carbon St	12/28/21	Completed Complaint	Property Maintenance-Ext	Completed	2021-23004 Retaining wall needs repair
614-16 Carbon St	12/28/21	Inspection	Complaint Inspection	Pass	

City of Syracuse

Parcel History

Address	Date	Transaction	Transaction Type	Status	Description
614-16 Carbon St	05/13/25	Complaint	Property Maintenance-Ext	Open	2025-03821 Needs permit for fence
614-16 Carbon St	05/13/25	Inspection	Tickle Date (Follow Up)	Fail	
614-16 Carbon St	05/13/25	Violation	Section 105.2 Building Permits	Open	
614-16 Carbon St	06/04/25	Inspection	Tickle Date (Follow Up)	No Progress	
614-16 Carbon St	06/20/25	Inspection	Tickle Date (Follow Up)	No Progress	
614-16 Carbon St	07/07/25	Inspection	Tickle Date (Follow Up)	In Progress	
614-16 Carbon St	08/08/25	Inspection	Tickle Date (Follow Up)	No Progress	
614-16 Carbon St	09/19/25	Inspection	Tickle Date (Follow Up)	No Progress	
614-16 Carbon St	09/30/25	Project	Resubdivision	Active	R-25-49 Resubdivision of three lots into one new lot to add fencing across property lines. Lots involved at 610 Carbon St. (Tax ID:007.-27-28.0) , 612 Carbon St. (tax ID: 007.-27-29.0) and 614-16 Carbon St. (Tax ID: 007.-27-30.0)
					New Lot 14,583 SF
614-16 Carbon St	10/20/25	Inspection	Tickle Date (Follow Up)	No Progress	